



2206 South Main Street
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June 29, 2020

Ms. Emma Martin
Planner I
Town of Blacksburg
400 South Main Street
Blacksburg, VA 24060

**RE: Town of Blacksburg Subdivision Ordinance Variance Request
Lee and Main Subdivision – 201 South Main Street, Blacksburg, VA 24060**

Dear Ms. Martin:

On behalf of Lee and Main Street Development, this letter is provided to formally request a variance from Appendix B – Ordinance No. 1217, Division 9, Section 5-901 of the Town of Blacksburg Code of Ordinances. This section requires the developer to convey a 15-foot wide common or shared public utility easement centered on all interior lot lines and interior to all perimeter lot lines, to franchised cable television operators furnishing cable television and public service corporations furnishing cable television, gas, telephone, and electric service to the subdivision. This variance is a request to accommodate the subdivision of the townhomes within this urban development with 0-foot lot line setbacks, allowing the public utility easements to be located and as per the widths shown on the attached exhibit. The proposed retaining wall inhibits a continuous easement from Main Street to Church Street along the south property line. Additionally, the project proposes to dedicate additional right-of-way along Lee Street for a total right-of-way width of 50 feet.

Additionally, this letter is provided to formally request a variance from Appendix B- Ordinance 1217, Division 10, Section 5-1000 of the Town of Blacksburg Code of Ordinances. This section requires 10% of the entire parcel (before Subdividing) to serve as Dedicated Open Space. The nature of this development is Urban as stated above and cannot accommodate open space except on the Restaurant Parcel front lawn. This could potentially interfere with the Restaurant Owner and his future use of the front lawn of this parcel.

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June 23, 2020
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We appreciate your consideration of the above referenced variance request. Please feel free to contact me if you have any questions or would like additional information.

Sincerely,
Draper Aden Associates



Laura Morillo, P.E.
Senior Project Manager
Site Development & Infrastructure

cc: Ms. Kali Casper, Town of Blacksburg Planning Department
Mr. Bobby Kaufman and Jonathan Butt, Long and Foster
Ms. Nina Kempic, Engineer, Draper Aden Associates

